

Hand Shook

AN ORDINANCE

CDP-03-

03-0-0305

BY: COUNCILMEMBER HOWARD SHOOK

AN ORDINANCE TO AMEND THE 2003
COMPREHENSIVE DEVELOPMENT PLAN
(CDP) SO AS TO ADD A NEW LAND USE
POLICY FOR NPU-E RELATING TO THE
PROTECTION OF THE ARMOUR DRIVE
INDUSTRIAL DISTRICT.

WHEREAS, the Armour Drive Industrial District in Northeast Atlanta is predominately zoned I-1 (Light Industrial) and the majority of its existing uses are wholesaling, warehousing, storage, light manufacturing, processing, repair services and sales lots as contemplated by the I-1 zoning district regulations; and

WHEREAS, the Armour Drive Industrial District is largely surrounded by single-family residential districts including Peachtree Hills, Brookwoods Hills, Sherwood Forest, and Piedmont Heights; and

WHEREAS, the continued use of this district for I-1 (Light Industrial) uses can occur with minimal adverse impact on these single-family neighborhoods; and

WHEREAS, the Armour Drive Industrial District has been the subject of some pressure to permit I-2 (Heavy Industrial) uses; and

WHEREAS, a small number of such I-2 (Heavy Industrial) uses have been permitted in the district due to a lack of adequate distinction in the Comprehensive Development Plan between various types of industrial uses; and

WHEREAS, it is clear that any additional I-2 (Heavy Industrial) uses will inevitably change the character of this industrial district from a light industrial district to a heavy industrial district; and

WHEREAS, such a change in character would be adverse to the best interests of the surrounding single-family residential neighborhoods by creating a I-2 (Heavy Industrial) district that would not have minimal conflict with residential districts; and

WHEREAS, existing land use policies in the CDP clearly mandate the protection of single-family residential districts; and

WHEREAS, it is desirable to strengthen the Land Use Element of the CDP by clarifying that I-2 (Heavy Industrial) uses are not always appropriate within every area designated for "Industrial" use and that the Armour Drive Industrial District is such an area;

NOW THEREFORE, be it ordained by the Council of the City of Atlanta as follows:

SECTION 1. That the Land Use Policies for NPU-E are hereby amended in the 2003 Comprehensive Development Plan by adding the following additional language;

E-12 Preserve the existing light industrial (as defined in Section 16-16.002 of the 1982 Zoning Ordinance) character of the Armour Drive Industrial District. Prohibit further industrial uses that require heavy industrial (I-2) zoning in this area due to the potential for adverse impacts on the surrounding single-family residential neighborhoods.

SECTION 2. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.